

## Johann & Sandra

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**From:** Johann & Sandra <js@johann-sandra.com>  
**Sent:** Saturday, May 09, 2015 1:01 AM  
**To:** 'B.i.M. Consulting Inc.'; 'Cally Klonaris'; 'Andrew Barnett'; knowingyou01@aol.com; blksplit63@aol.com; 'Jon & Evelyn Cooper'  
**Subject:** Window Restoration Proposal

Dear Board of Directors,

As you know, the window situation is an architectural mess and only getting worse. The entire building needs to be hurricane proof, needs to be uniform, and importantly needs to have a professional glazing expert lead the way so that in the end, we have a beautiful looking building with modern, uniform windows, either all of the units will have shutters or none of the units will have shutters, not a mix, and we will be structurally sound and hurricane ready.

While we've taken steps to install some new hurricane windows, there are many original, leaking windows that don't meet code and are a hazard to the building. Without a vision, an end-game, led by a glazing expert, Silver Point is starting to look more like a prison than a luxury condominium. Even with all the windows changed, we will still be a mix-and-match smorgasbord, and the end result will not be visually pleasing and will ultimately lower our property values. The new windows may be hurricane proof, but they are not beautiful or architecturally pleasing. Remember that the BoD can change all the windows to whatever you want, as long as they pass code and are uniform. If you do them all at once, they don't have to match the original (and shouldn't since we want to look forward, not backward), they just need to be uniform so the goal must be uniformity no matter what windows are chosen.

I have done my homework and found the architect and glazing expert who does most of the high-rise condominium windows in Miami and several in The Bahamas and obtained a proposal from him to give us the professional guidance we need to ensure that the end product will be attractive, structurally sound, and installed properly.

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He has provided me with a proposal with a cost of \$7400.00 (\$70 to \$100 per unit) to get us on the right track in time for the spalling repair. You can add this small one-time assessment to the next dues invoice, you don't need approval.

Includes:

- ✓ 2 Technicians visit SP for 2 days to Survey the Entire Building
- ✓ Structural Analysis of the Condition of the Walls, Connections, and Waterproofing for suitability for hurricane windows.
- ✓ Select an architecturally pleasing window design that is appropriate for our building – both in design and structural requirements.
- ✓ Provide a rendering of the building so we can visualize how it will look with the new windows.
- ✓ Provide a proposal to do both a full replacement and a partial replacement, utilizing existing upgraded windows and/or shutters.

Does not include reimbursables (air tickets, hotel, etc). 50% deposit up front, 50% upon completion.

I urge the BoD to please hire this firm this month to give us something to work toward that we know will be looking good at the end. We need to do this as soon as possible, so that we can use that information to work on how to

begin to implement the plan during the structural repair next year.

I am happy to lead this effort with the Board's authorization, or if not then I urge you to please make the arrangements soon so we don't keep making the problem worse and set Silver Point on the pathway to revitalization.

Kind Regards,

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